

An aerial photograph of a coastal town and beach. The town is built on a hillside overlooking a sandy beach and a bay with turquoise water. The background shows rolling green hills and a few wind turbines in the distance.

17 Treglos
CONSTANTINE BAY



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ESTATE AGENTS



- ***Far Reaching Panoramic Ocean Views***
- ***700 Meters from the Sand & Surf of Constantine Beach***
- ***Luxurious Contemporary Duplex Apartment with Sea View Balcony***
- ***Three Double Bedrooms/Two Stylishly Modern Bathrooms***
- ***Open Plan Living with Designer Handleless Kitchen***
- ***Ground Source Underfloor Heating System, High Performance Triple Glazed Windows & MVHR***
- ***Allocated Parking for Two Vehicles & Coastal Themed Communal Grounds***
- ***A Short Stroll of both the Beach & Trevoze Golf Club***



The prestigious development of Treglos at Constantine Bay is home to number 17, a three bedroom duplex apartment completed to exacting standards offering glorious panoramic views of the ocean beyond.

Treglos is located just 700 meters from the sand and surf of the magnificent beach of Constantine Bay on the rugged North Coast of Cornwall.

The plentiful appealing features include a ground source heating system, MVHR,

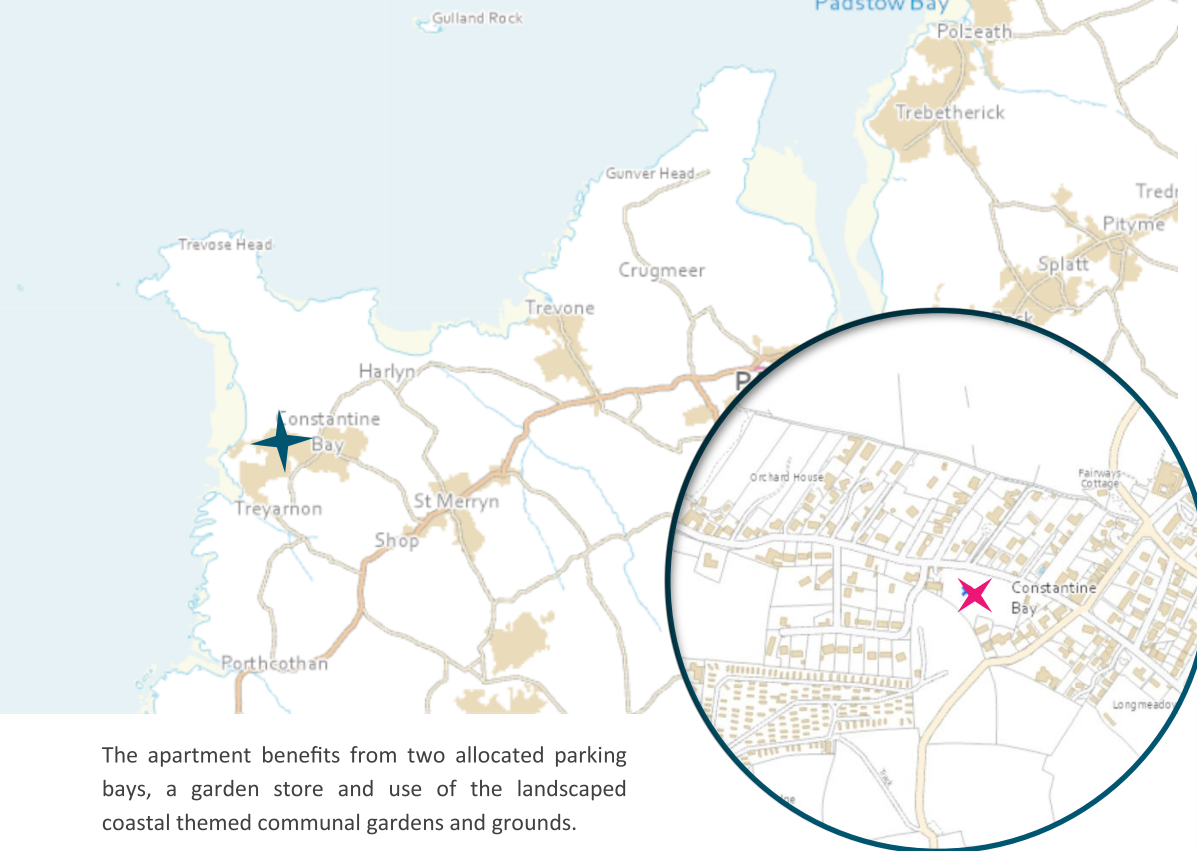
underfloor heating, Karndene flooring, designer kitchen by Stormer, two contemporary bathrooms, high performance triple glazed windows, balcony with glorious sea views and coastal themed communal grounds.

The accommodation over two storeys has two double bedrooms to the upper floor, the master bedroom having high level sliding doors to reveal a Juliette balcony and stunning panoramic ocean views. The upper floor is also home to a very stylish and contemporary shower room complete with lantern roof light and premium fixtures.

The lower floor has a generous entrance hall with intercom system, third double bedroom, another stylish bathroom and stairs rising to the upper floor. The open plan living area measures over 34 feet in length and features sliding doors to the balcony/terrace and those glorious panoramic views of the ocean and coastline beyond. The designer kitchen by Stormer features sleek handleless soft closing cabinetry, composite stone work surfaces and integrated appliances including eye level oven and microwave, induction hob, dishwasher and fridge freezer.

17 Treglos, Constantine Bay PL28 8GQ £1,275,000





The apartment benefits from two allocated parking bays, a garden store and use of the landscaped coastal themed communal gardens and grounds.

Services to the property include mains water and electricity, a private drainage system and ground source heating system. EPC rating B. Council tax band F. Ofcom suggest ultrafast broadband availability. Ofcom suggest 5G mobile connectivity. 17 Treglos owns a share of the freehold. Management fee TBC. 10 Year structural warranty.

Constantine Bay is one of the most sought after bays in North Cornwall, home to one of its finest renowned surfing beaches as well as the championship golf course at Treveose. There is the superb Constantine Bay Stores and surf shop nearby and bustling St Merryn village is just one mile distant with a selection of restaurants, shops and public houses. Chic boutique hotel and restaurant, The Pig, can be found in the next bay of Harlyn and within easy walking distance of Dolphins. The historic and picturesque fishing town of Padstow is just four miles away and offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6, cool seafood bar Prawn On The Lawn and of course Rick Stein's esteemed Seafood restaurant.

To find Treglos, leave Padstow and turn right onto the B3276 and follow this road for approximately 2.8 miles driving through St Merryn. Turn right at signs to Constantine Bay and follow this lane, bearing left at Treveose Golf Club. Turn right onto Beach Road just by Constantine Bay Stores and begin to drive towards the beach. The entrance to Treglos can be found along on the left hand side. The postcode for satellite navigation is PL28 8GQ. What3words: paintings.volunteered.strategy

